

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com  <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</b>	
In re:  JOBY JOHN HARTE,   Debtor(s).	CASE NO.: 1:20-bk-11063-MT CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 03/10/2021	<b>Time:</b> 10:30 am
<b>Location:</b> Ctrm. 302, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 02/17/2021

**Description of property to be sold:**

Residential real property commonly known as 6215 Gentry Avenue, North Hollywood, California 91606, identified by Los Angeles County Assessor's Parcel Number 2334-009-038 (the "Real Property")

**Terms and conditions of sale:**

"AS-IS, WHERE-IS" basis, for a sales price of \$800,000.00

**Proposed sale price:** \$ 800,000.00

**Overbid procedure (if any):**

See attached.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Due to the COVID-19 pandemic, the Court will conduct the hearing remotely. Individuals may connect by ZoomGov audio and video using a personal computer or a handheld mobile device with an integrated camera, microphone and speaker (such as an iPhone, iPad, Android phone or Android tablet). The connection can be initiated by entering the "Meeting URL" into a web browser on any of these devices, provided the device is connected to the Internet. Individuals connecting in this manner will be prompted for the Meeting ID and Password. Neither a Zoom nor a ZoomGov account is necessary to participate in or observe the hearing, and no pre-registration is required. The audio portion of the hearing will be recorded electronically by the Court and constitute its official record.

Date & Time: March 10, 2021 at 10:30 am

Meeting ID and Password: Meeting URL: <https://cacb.zoomgov.com/j/1607710229>

Meeting ID: 160 771 0229

Password: 5580635

Telephone: 1-669-254-5252 or 1-646-828-7666

Telephone Password: 5580635

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Nancy Hoffmeier Zamora, Chapter 7 Trustee  
U.S. Bank Tower  
633 West 5th Street, Suite 2600, Los Angeles, CA 90071  
Tel. 213-488-9411; Fax 213-488-9418  
e-mail: zamora3@aol.com

Date: 02/12/2021

**OVERBID PROCEDURE**

A. Each potential bidder (other than Buyer as defined in the Motion for Order Authorizing Trustee to Sell Real Property Free and Clear of Liens and Interests, Subject to Overbid (the "Motion")) in order to qualify as a bidder at the hearing on the Motion (the "Hearing"), shall

(1) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Twenty-Five Thousand and no/100 Dollars (\$25,000.00) (the "Earnest Money Deposit") made payable to "Encore Escrow." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as, or better terms than, Buyer as set forth in the Agreement, attached as Exhibit A to the Motion, including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale, with no contingencies;

(3) submit to Trustee prior to the commencement of the Hearing proof of ability to close escrow unconditionally on or before the first business day that is at least fifteen (15) days after entry of the order approving the sale (the "Sale Order"), and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court;

(4) agree to increase the Earnest Money Deposit to five percent (5%) of the successful bid amount (the "Increased Earnest Money Deposit") and deposit such amount into the sale escrow (the "Sale Escrow") no later than one day after the Hearing, i.e., March 11, 2021; and

1 (5) attend the Hearing (**via ZoomGov**) to participate in the  
2 overbidding; and

3 B. The initial overbid shall be a total of \$810,000.00,  
4 i.e., \$10,000.00 more than the Sales Price of \$800,000.00, and  
5 all additional overbids must be made in minimum increments of  
6 \$5,000.00 over the last stated overbid made on the record.

7 If highest bidder ("Highest Bidder") fails to close the Sale  
8 Escrow on or before the first business day that is at least  
9 fifteen (15) days after entry of the Sale Order, Highest Bidder  
10 shall forfeit the Increased Earnest Money Deposit and the next  
11 highest bidder shall pay the next highest bid to purchase the  
12 Real Property within ten business days of written notification,  
13 transmitted via facsimile and/or e-mail, of Highest Bidder's  
14 default.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/12/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:  
United States Trustee: United States Trustee, ustregion16.wh.ecf@usdoj.gov; Kenneth Miskin, Kenneth.M.Miskin@usdoj.gov  
Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.axosfs.com  
Debtor's Counsel: Henry Glowa, henry@henryglowa.com, henry@ecf.inforuptcy.com, glowahr68736@notify.bestcase.com  
Creditors' Counsel: Shraddha Bharatia, notices@becket-lee.com; Marjorie M. Johnson, mmjesq@yahoo.com, ca.ecf@aislaw.com; Erin M. McCartney, bankruptcy@zbslaw.com, emccartney@ecf.courtdrive.com; Ambrish B. Patel, apatelEI@americaninfosource.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 02/12/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Joby J. Harte, 9663 Santa Monica Blvd., Box 731, Beverly Hills, CA 90210; Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302; Buyer: Nektar Toukhladjian, c/o Karl Asatryan, Multi Zone Realty, 13701 Riverside Drive, Suite 417, Sherman Oaks, CA 91423; Potential Over bidder: Evan Taksar Levental and Misha Levental, c/o Peter DiVito, Compass Realty, 680 East Colorado Boulevard, Pasadena, CA 91101-6143; Escrow: Jenica Pivnik, 23901 Calabasas Rd., #1033, Calabasas, CA 91302; Title: Michelle Pascual, 207 Goode Avenue, Suite 410, Glendale, CA 91203; IRS: Rakesh Shah, Bankruptcy Specialist, Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346; Insolvency Group 1, 300 North Los Angeles St., 5022, Los Angeles, CA 90012; Attorney General, United States Department of Justice, Ben Franklin Station P. O. Box 683, Washington, DC 20044; Civil Process Clerk, United States Attorney's Office, Federal Building, Room 7516, 300 North Los Angeles Street, Los Angeles, CA 90012; Los Angeles County Tax Collector, P. O. Box 54110, Los Angeles, CA 90054-0110; First TD Holder: Lakeview Loan Servicing, LLC, 3637 Sentara Way, Virginia Beach, CA 23452; U.S Trustee: Kenneth Miskin, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Maureen Tighe, U.S. Bankruptcy Court, SFV Division, 21041 Burbank Boulevard, Suite 324, Woodland Hills, CA 91367

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 02/12/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/12/2021  
Date

Cynthia Casas  
Printed Name

/s/ Cynthia Casas  
Signature